

ADDENDUM TO ZORC REDLINE DRAFT
July 11, 2007

The Planning Commission held work sessions on March 5, March 12, April 2, April 9, April 23, April 30, June 11, and June 27 2007. The Board of Supervisors public hearing on July 31, 2007 will consider the following draft Zoning Ordinance text recommended by the Planning Commission.

1. Amend Section 1-404(A) as follows:
 [page 1-24]

(A) **Use of Nonconforming Lots.** If a lot was recorded prior to the effective date of this Zoning Ordinance, or is hereafter created in conformity with Section 1-103(H), and such lot met the requirements of the Zoning Ordinance in effect at the time of recordation, or complies with Section 1-103(H), then such lot may be used for any use permitted in the Zoning District in which it is located even though ~~the lot it~~ does not meet the lot ~~area, access and/or lot width~~ requirements of the district, provided all the other regulations of this Ordinance can be satisfied. Notwithstanding anything to the contrary contained herein, hamlet lots shall be governed by the Rural Hamlet Option as contained in Section 5-702.

2. Amend Section 1-404(C) as follows:
 [page 1-25]

(C) **Boundary Line Adjustments.** Notwithstanding the provisions of paragraph (B) above, boundary line adjustments ~~shall~~ **may** be permitted between nonconforming lots, or between a conforming and a nonconforming lot, provided the Zoning Administrator finds that the degree of nonconformity for any lot resulting from such boundary line adjustment is not increased due to such adjustment. In addition, the Zoning Administrator shall find that a boundary line adjustment does not increase nonconformity and is permitted where ~~the number of residential units allowable on each affected lot with the boundary line adjustment is no greater than the number without the boundary line adjustment, and~~ the boundary line adjustment satisfies one of the following conditions: (1) it makes it possible to rectify a septic system or well failure by providing space for a replacement septic system or well that meets all applicable standards; (2) it incorporates acreage into a lot that is subject to a permanent conservation easement, with the new acreage added to the protected easement area; ~~or~~ (3) it allows any existing nonconforming lot to meet the twenty acre minimum lot size in the AR-1 zoning district or the ~~fifty~~ **forty** acre minimum lot size in the AR-2 zoning district; (4) it allows for boundary line agreements to correct survey inconsistencies; or (5) in the AR-1 and AR-2 zoning districts, make it possible to correct situations, such as where existing structures, fences, and private driveways are located on the adjacent lot to which such structures, fences, and private driveways are intended to serve. In these cases no lot shall be decreased to less than 80,000 square feet.

3. Amend Section 1-405(D) as follows:
[page 1-26]

(D) **Effect of Approval.** Upon approval of the application for termination of nonconforming status by the Board, the use or structure shall no longer be treated as nonconforming and shall be allowed to continue as a lawfully existing use or structure unless it is abandoned or discontinued for a continuous period of one (1) years.~~one hundred eighty (180) consecutive days.~~ This status as a lawfully existing use shall apply only to the use or structure for which the special exception approval is issued and not to any other use or structure that may be located on the lot.

4. Amend Table 2-102 and Table 2-202 to add “recreation establishment, indoor” as a special exception use in the AR-1 and AR-2 zoning districts, pursuant to Section 5-661.
[pages 2-9 and 2-32]

USE CATEGORY	USE TYPE	AR-1/AR-2 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Recreation and Entertainment	Rural recreational Establishment, outdoor	P	
	<u>Recreation establishment, indoor</u>	<u>S</u>	<u>Section 5-661</u>

Add Section 5-661
[page 5-102]

5-661 Recreation Establishment, Indoor. Recreation Establishments, Indoor in the AR-1 and AR-2 shall be located wholly within one and one-half (1.5) miles of an incorporated town boundary and shall comply with the following standards.

(A) **Minimum Lot Size.** Minimum lot size shall be 35 acres.

(B) **Maximum Floor Area Ratio.** The maximum floor area ratio shall be 0.04.

(C) **Use Limitations.** Structures shall be sited to minimize visual impacts on adjacent properties and promote the rural character of the landscape. Siting on primary ridgelines or hilltops, if visible from the adjacent public roadways is prohibited; however, if, because of engineering constraints (e.g. utility easements, drainage, access easements, soil conditions, etc.) it becomes necessary to site a facility on a primary ridgeline or hilltop, then the applicant shall provide additional landscaping and buffering to mitigate the visual impact from adjacent public roadways.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) Road/Access.

(1) **General.** The recreation establishment, indoor use shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than two direct points of access from a recreation establishment, indoor to a public road. This requirement shall not preclude an additional access for emergency vehicles.

(3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

5. Add Section 2-505(E):
[page 2-63]

(E) Maximum Residential Density. One lot per 40,000 square feet calculated on the overall parcel, exclusive of streets.

6. Amend Sections 2-511, 2-612, 2-712 and 2-812 as follows:
[pages 2-66, 2-72, 2-78 and 2-83]

2-511 Setback and Access from Major Roads. In designing residential development, the ~~following~~ requirements of Section 5-900 shall be observed.

~~(A) **Setback.** No building shall be located any closer than one hundred (100) feet from the right of way of any arterial road and seventy five (75) feet from the right of way of a major collector and thirty five (35) feet from any other road right of way, private access easement and prescriptive easement.~~

~~(A) **Access.** No individual lot created after adoption of this Ordinance shall have direct access to an arterial or major collector road unless; said lot which is the subject of a boundary line adjustment application was previously provided access from said arterial or major collector road or said lot is the subject of a subdivision application for three (3) lots or less within this district.~~

- 1 7. Add Sections 2-605(E) and 2-606(F):
2 [page 2-70]
3

4 (E) Maximum Residential Density. One lot per 40,000 square feet calculated on the
5 overall parcel, exclusive of streets.
6

7 (F) Maximum Residential Density. One lot per 20,000 square feet calculated on the
8 overall parcel, exclusive of streets.
9

- 10 8. Add Sections 2-705(E) and 2-706(F):
11 [page 2-76]
12

13 (E) Maximum Residential Density. One lot per 40,000 square feet calculated on the
14 overall parcel, exclusive of streets.
15

16 (F) Maximum Residential Density. One lot per 15,000 square feet calculated on the
17 overall parcel, exclusive of streets.
18

- 19 9. Add Sections 2-805(E), 2-806(E) and 2-807(G):
20 [pages 2-81 and 2-82]
21

22 (E) Maximum Residential Density. One lot per 40,000 square feet calculated on the
23 overall parcel, exclusive of streets.
24

25 (E) Maximum Residential Density. One lot per 15,000 square feet calculated on the
26 overall parcel, exclusive of streets.
27

28 (G) Maximum Residential Density. One lot per 10,000 square feet calculated on the
29 overall parcel, exclusive of streets.
30

- 31 10. Amend/add proposed Sections 2-903(OO), 2-904(CC), 4-203(A)(32), 4-203(C)(8) and 4-
32 203(D)(7) as follows:
33 [pages 2-86, 2-87, 4-15 and 4-16]
34

35 2-903 Permitted Uses.

36 (OO) Training facility, accessory to a permitted or special exception use.
37

38 2-904 Special Exception Uses.

39 (CC) Training facility.
40

41 4-203 Permitted Uses.

42 (A) Neighborhood Center.

43 (32) Training facility, accessory to a permitted or special exception use.
44

45 (C) Small Regional Center.

46 (8) Training facility.

- (D) Regional Center.
(7) Training facility.

11. Amend Section 2-904(A) as follows:
[page 2-86]

- (A) Any one permitted use in excess of 1540,000 sq. ft. in gross floor area.

12. Add Section 2-910:
[page 2-89]

2-910 Development Setback and Access from Major Roads. In designing nonresidential development, the requirements of Section 5-900 shall be observed.

13. Amend Sections 3-108(A) and 3-109(A) as follows:
[pages 3-5 and 3-6]

3-108 Building Requirements for Cluster Development Reducing Lot Size Up to 20%.

- (A) Lot Coverage. 2030% maximum.

3-109 Building Requirements for Cluster Development Reducing Lot Sizes From 20% to 50% Pursuant to Section 6-1400.

- (A) Lot Coverage. 2530% maximum.

14. Delete Section 4-104(D)(1):
[page 4-3]

~~(1) **Impervious Surface.** In no case shall the impervious surface ratio of any single lot or parcel developed under Sections 4-105, 4-106, 4-107, or 4-108 exceed seventy (70%) percent.~~

15. Amend Section 4-206(D) as follows:
[page 4-20]

- (D) **Vehicular Access.** Primary access ~~and through vehicular traffic impacting residential neighborhoods~~ shall be ~~avoided~~ prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods. Each commercial center shall provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic. In addition, each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows:

- (1) **Neighborhood Centers.** Local access roads.
- (2) **Community Centers.** Collector roads.
- (3) **Small Regional Centers.** Major collector roads.
- (4) **Regional Centers.** Controlled access onto arterial roads.

16. Amend Section 4-302(A) as follows:
[page 4-25]

- (A) On ~~primary state highways, however, direct access onto~~ arterial roads shall be limited to those consistent with adopted Corridor Plans or collector roads.

17. Amend Sections 4-305(B)(1), 4-405(B)(1), 4-505(B)(1), 4-605(B)(1), 4-705(B)(1) and 4-805(F)(1) as follows:
[pages 4-28, 4-37, 4-47, 4-57, 4-65 and 4-74]

- (1) **Adjacent to Roads.** ~~Except where a greater setback is required by Section 5-900, No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to any major collector road, and (35) feet to the right-of-way from any other road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.~~ areas between buildings

18. Amend Sections 4-306(C) and 4-406(C)(1) as follows:
[pages 4-30 and 4-38]

- (C) **Floor Area Ratio.** ~~.60 maximum; up to 2.0 maximum by Special Exception. Total floor area permissible on an individual lot shall not exceed .40 times the gross land area of the lot. However, the Board of Supervisors may permit a total floor area on an individual lot exceeding .40 times the gross land area of the lot as a part of approval of the Concept Development Plan, concurrent with the PD-OP amendment, or by amendment of an existing Concept Development Plan upon recommendation of the Planning Commission at any time after the original PD-OP amendment provided the following criteria are met.~~

- (1) **Maximum FAR Permitted.** ~~.60 maximum; up to 2.0 maximum by Special Exception. FAR shall not exceed .40 times the gross land area of the lot, unless allowed by the Board of Supervisors pursuant to paragraph (2) below.~~

19. Amend Section 4-307(E) as follows:
[page 4-31]

- (E) **Site Planning.** Within any PD-OP district, ~~the site plan shall provide for efficient groupings of structures, uses and facilities, and for smooth and convenient traffic flow~~

1 within the district and at points of entry and exit. To promote park-like character
2 within such districts, particular care should be taken to organize the landscaping in
3 such a way as to maximize the visual effects of green spaces as seen from public ways.
4 Landscaping, buffering, and screening shall be used to screen outdoor storage, areas
5 for collection of refuse, loading areas and parking from streets, agricultural and
6 residential uses.
7

8 20. Amend Section 4-307(F) as follows:
9 [page 4-32]
10

11 (F) ~~Development Setback and Access from Major Roads. In designing a planned office~~
12 ~~park development, the following requirements shall be observed:~~
13

14 (1) ~~Access. No individual lots created after adoption of this Ordinance shall have~~
15 ~~direct access to an arterial or major collector road.~~
16

17 (2) ~~Primary access and through vehicular traffic impacting residential neighborhoods~~
18 ~~shall be avoided prohibited on residential neighborhood streets. This prohibition~~
19 ~~does not apply to collector roads through residential neighborhoods. Minor~~
20 ~~streets shall not be connected with streets outside the district in such a way as to~~
21 ~~encourage the use of such minor streets by through and construction traffic.~~
22

23 21. Add Section 4-503(OO); Delete Section 4-504(S) as follows:
24 [pages 4-44 and 4-45]
25

26 4-503 Permitted Uses

27 ~~(OO) Contractor service establishment, excluding retail sales and outdoor storage.~~
28

29 4-504 Special Exception Uses

30 ~~(S) Contractor service establishment, excluding retail sales and outdoor storage.~~
31

32 22. Amend Section 4-503 to add permitted uses and amend Section 4-504 to delete special exception
33 uses as follows:
34 [pages 4-42, 4-44 and 4-46]
35

36 4-503 Permitted Uses.

37 (C) Camp, Day.

38 (D) Child care center, pursuant to Section 5-609(B).

39 (I) Office, administrative, business and professional, pursuant to Section 4-307(E).

40 (PP) Recreation establishment, outdoor or indoor.

41 (QQ) School, public and private.
42

43 4-504 Special Exception Uses.

44 ~~(A) Office, administrative, business and professional, provided~~

45 ~~(1) The specific site and size of each building or part thereof to be so used is~~
46 ~~identified as such on an approved development plan, and~~

~~(2) The plan for development demonstrates a coordinated relationship between planned industrial uses and the offices under consideration.~~

~~(R) Child care center, pursuant to Section 5-609(B).~~

~~(AA) Recreation establishment, outdoor.~~

~~(KK) School, public and private.~~

23. Amend Sections 4-507(E)(1), 4-507(E)(2) and 4-507(E)(7) as follows:
[pages 4-49 and 4-50]

(E) **Retail Sales as an accessory use.** Warehousing facilities may have retail sales as an accessory use in accordance with the following:

(1) ~~Such warehousing facility stores goods for at least one retail establishment located in a zoning district where retail is a permitted principal use. Retail sales are permitted Friday, Saturday, Sunday and Federal Holiday Mondays only.~~

(2) ~~At least eighty (80) percent of the gross floor area of the facility is devoted to warehousing facility use that is not a display area or retail sales area and is not accessible to the public.~~

(7) Notwithstanding the requirements of Section 5-1102 Parking, the retail use shall require four (4) ~~one (1)~~ parking spaces per 51000 gross square feet of retail area.

24. Amend Sections 4-507(G)(2) and 4-607(F)(2) as follows:
[pages 4-51 and 4-60]

(2) Primary access ~~and through vehicular traffic impacting residential neighborhoods~~ shall be ~~avoided~~ prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

25. Add Section 4-507(J) as follows:
[page 4-51]

(J) On-Site Parking of Business Vehicles. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use shall be permitted on site.

1 26. Add Section 4-607(D)(5) as follows:
2 [page 4-59]

3
4 (5) Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans
5 utilized in connection with a permitted use shall be permitted on site.
6

7 27. Amend Sections 4-707(D) and 4-808(Q) as follows:
8 [pages 4-66 and 4-77]
9

10 (D) **Access from Major Roads.** In designing special activity development, special
11 activity development, the ~~following~~ requirements of Section 5-900 shall be observed.±
12

13 ~~(1) **Setback.** No building shall be located any closer than 100 feet from the right of~~
14 ~~way of any arterial road and 75 feet from the right of way of a major collector,~~
15 ~~and thirty five (35) feet from any private access easement and prescriptive~~
16 ~~easement.~~

17 ~~(2) **Access.** No individual lots created after adoption of this Ordinance shall have~~
18 ~~direct access to an arterial road.~~

19
20 ~~(3) Primary access and through vehicular traffic impacting residential neighborhoods~~
21 ~~shall not be permitted prohibited on residential neighborhood streets. This~~
22 ~~prohibition does not apply to collector roads through residential~~
23 ~~neighborhoods.~~
24

25
26 (Q) **Access from Major Roads.** The ~~following~~ requirements of Section 5-900 shall be
27 observed.±

28 ~~(1) **Access.** No individual lots created after adoption of this Ordinance shall have~~
29 ~~direct access to an arterial road. Individual lots in the Town Center Fringe area~~
30 ~~shall not have direct access to major collector roads.~~

31
32 ~~(2)(1) Primary access and through vehicular traffic impacting residential neighborhoods~~
33 ~~shall not be permitted prohibited on residential neighborhood streets. This~~
34 ~~prohibition does not apply to collector roads through residential~~
35 ~~neighborhoods.~~
36

37 28. Delete Section 4-1111(C):
38 [page 4-141]
39

40 ~~(C) **Off parking facility, freestanding.** If the parking structure is not effectively shielded~~
41 ~~from the street by a building, the first floor of the parking structure shall be enclosed.~~
42
43
44
45
46

1 29. Amend Section 4-1503(A) as follows:
2 [page 4-192]
3

- 4 (A) **Alteration.** A development action which will change the cross section of the
5 floodplain and will increase either the erosive velocity or height of floodwaters either
6 on-site or off-site. Alterations include, but are not limited to, land disturbing activities
7 ~~such as clearing, grading, excavating, transportation and filling of land.~~
8

9 30. Amend Section 4-1503(F) as follows:
10 [page 4-193]
11

- 12 (F) **Stormwater Management Improvements.** Surface or subsurface drainage
13 improvements, storm sewers, detention and retention ponds and other such
14 improvements as required by the Facilities Standards Manual or under authority of the
15 Loudoun County Erosion Control Ordinance and Plan, Chapter 1220 of the Loudoun
16 County Code.
17

18 31. Amend Section 4-1511 as follows:
19 [page 4-201]
20

21 **4-1511 Density Calculations—Residential.** For purposes of calculating the permitted ~~floor~~
22 ~~area and~~ number of residential units in the underlying zoning district, the land area in any
23 portion of the Floodplain Overlay District shall be treated as follows:
24

- 25 (A) Any portion of the Floodplain Overlay District in a watershed of a stream
26 draining less than 640 acres shall be included as part of the land area for such
27 calculations.
28
29 (B) Except to the extent permitted in approved County Flood Plain Studies, any
30 portion of the regulatory floodplain within the Floodplain Overlay District in a
31 watershed of 640 or more acres shall be excluded as part of the land area for such
32 calculations.
33

34 32. Add Section 4-1512 as follows:
35 [page 4-201]
36

37 **4-1512 Density Calculations—Nonresidential.** For purposes of calculating the permitted
38 floor area in the underlying zoning district, the land area in any portion of the Floodplain
39 Overlay District shall be treated as follows:
40

- 41 (A) Any portion of the Floodplain Overlay District in a watershed of a stream
42 draining less than 640 acres shall be included as part of the land area for such
43 calculations.
44

(B) Any portion of the regulatory floodplain within the Floodplain Overlay District in a watershed of 640 or more acres may be included, up to a maximum of 25% of the parcel's total land area, for such calculations.

33. Amend Section 4-2104(A)(1) as follows:
[page 4-214]

- (1) **Average Front Yard.** Adjacent buildings shall have front yard distances that maintain visual continuity of the streetscape. Buildings shall have front yards consistent with the of a distance equal to the average front yard of all principal buildings on the same side of the street within 150 feet of both sides of the parcel or parcels being developed.

34. Amend Section 4-2104(A)(2) as follows:
[page 4-214]

- (2) **Building Height.** Proposed buildings shall have a building height no greater than 50% higher than the highest building on the same side of the street within 150 feet of both sides of the parcel or parcels being developed, not to exceed the maximum building height permitted in the underlying zoning district. Notwithstanding the foregoing, accessory buildings within 150 feet shall not be included when determining the highest building.

35. Amend Section 4-2104(B)(3) as follows:
[page 4-214]

(3) **Sidewalks**

- (a) Sidewalks may shall be provided for the parcel or parcels being developed in accordance with on one side of all streets, or greater if required by the Facilities Standards Manual (FSM).
- ~~(b) — Sidewalk connections. Connections to existing or planned sidewalks shall be made at the property boundaries of the project by incorporating and continuing all sidewalks stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans shall provide for future sidewalk connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.~~

36. Amend Sections 5-200, 5-200(A) and 5-200(B) as follows:
[page 5-4]

- 5-200 Permitted Structures in Required Yards and Setbacks.** The following shall be allowed in a required yard or setback, provided applicable sight distance and fire safety requirements are met and maintained:

(A) In all yards or setbacks, including a front yard:

(B) In any yard or setback, except ~~a~~ the front yard or setback.

37. Amend Section 5-400(C) as follows:
[page 5-8]

(C) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to the use of the dwelling for residential purposes. ~~Not more than 25 percent of the gross floor area of the dwelling unit nor 25 percent of said gross floor area if conducted in an accessory structure, shall be used in the conduct of the home occupation.~~

38. Amend Section 5-500 as follows:
[page 5-9]

5-500 Temporary Uses/Zoning Permits. These uses are permitted in all zoning districts, subject to the following.

39. Amend Section 5-626 as follows:
[page 5-56]

(A) **Parcel Size.** Agriculture, Horticulture and Animal Husbandry uses shall be located on parcels 53 acres in size or larger.

(B) **Setbacks for Certain Structures.** No structure for housing livestock including barns, run-in sheds, stables, and the like shall be located closer than 60 ~~100~~ feet from the ~~any~~ property line of an adjoining lots where a residential dwelling existing at the time of construction of the structure is the principal use. This setback shall not apply if, unless such a residential dwelling is located more than 60 ~~100~~ feet from the property line adjoining the structure.

40. Amend Section 5-627(C) as follows:
[page 5-58]

(C) **Location on Site/Dimensional Standards.** Structures or storage areas of an agricultural support use (direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min.)	Size of Structures (Max.)	Setback from Lot Lines
Level I—small scale	<u>57</u> to 25 acres	12,000 square feet	60 ft.
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet	120 ft.
Level III—large scale	> 50, up to 100 acres	36,000 square feet	175 ft.

41. Amend Section 5-630(B)(1), 5-630(C) and 5-630(E) as follows:
[pages 5-64 and 5-65]

(B) **Size of Use.**

(1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Agricultural Research Facility	25 acres	Maximum FAR: 0.02
Central Farm Distribution Hub for Agricultural Products	25 acres	Maximum FAR: 0.02
All Other Uses		
Level I—small scale	5 to 25 acres	12,000 square feet
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet
Level III—large scale	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support <u>use</u> (no direct association uses)	36,000 square feet

(C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max.)	Setback from Lot Lines
Agricultural Research Facility	25 acres	Maximum FAR (all structures): 0.02	150 ft.
Central Farm Distribution Hub for Agricultural Products	25 acres	Maximum FAR (all structures): 0.02	150 ft.
All Other Uses			
Level I—small scale	5 to 25 acres	12,000 square feet	60 80 ft.
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet	120 450 ft.
Level III—large scale	> 50, up to 100 acres	36,000 square feet	175 200 ft.

(E) **Roads/Access Standards.**

42. Amend Section 5-633(B) as follows:
[page 5-69]

- (B) **Site Size.** The minimum lot area for an airport/landing strip shall be ~~25~~ 80 acres, except that a use consisting only of a landing strip with no accessory structures or facilities other than a fueling station shall be a minimum of 15 acres in size.

43. Amend Sections 5-900, 5-900(A)(1), 5-900(A)(3), 5-900(A)(11) and 5-900(A)(15) as follows:
[pages 5-124, 5-125 and 5-126]

5-900 Access and Setbacks From Specific Roads and the W&OD Trail.

(A) **Building and Parking Setbacks from Roads.**

(1) **Route 7.**

- (a) Fairfax County line, west to Broad Run. ~~100 feet.~~

(i) Building: 50 feet

(ii) Parking: 50 feet

(3) **Route 50.** Rt. 659 Relocated west to Fauquier County line. ~~200 ft.~~

(i) Building: 100 feet

(ii) Parking: 75 feet

(11) All other roads in Nonresidential Districts.

(a) Building: As specified in applicable district regulations.

(b) Parking: 25 feet unless otherwise specified in applicable district regulations.

(15) Modifications to Streetscape Consistency. Modifications may be allowed to these setbacks to maintain consistency with adjacent properties by Minor Special Exception.

44. Amend Sections 5-1102(B)(11), 5-1102(B)(12) and Table 5-1101 as follows:
[pages 5-134 and 5-139]

(11) **Cultural, Recreational, and Entertainment.**

- (a) **Public Assembly**, including art galleries, auditoriums, community and recreation centers, libraries, museums, movie and drama theatres, stadiums and arenas,

1 outdoor theatres/festival/drama, stadiums and arenas, funeral homes, mortuaries,
2 crematoria, civic/social/fraternal association meeting places and mausoleums.
3 (b) **Public Recreation**, including bowling alleys, gymnasiums, health clubs, roller
4 and ice skating, tennis, racquetball, swimming and other recreational facilities.
5

6 ~~(c) **Places of Worship**~~**Public Assembly**, including churches, synagogues, temples;
7 ~~funeral homes, mortuaries, crematoria, civic/social/fraternal association meeting~~
8 ~~places.~~
9

10 (12) **Miscellaneous Uses.**
11

12 ~~(a) **Public Assembly**, including churches, synagogues, temples, funeral homes,~~
13 ~~mortuaries, crematoria, civic/social/fraternal association meeting places.~~
14

15 ~~(b)~~**(13) Hospitals**, including sanitariums, and residential alcoholic, psychiatric and narcotic
16 treatment facilities.
17
18

19 **Table 5-1101, Parking Spaces Required**
20

21 Cultural/Recreational/Entertainment
22

23 Public Assembly .25/person in permitted 1/100,000 sq. ft. GFA
24 occupancy approved by the
25 Fire Marshal plus 1 space/employee
26

27 Public Recreation .33/person in permitted 1/100,000 sq. ft. GFA
28 occupancy approved by the
29 Fire Marshal plus 1 space/employee
30

31 Private Club or Lodge .33/person in permitted 1/100,000 sq. ft. GFA
32 occupancy approved by the
33 Fire Marshal plus 1 space/employee
34

35 Miscellaneous
36

37 Places of Worship~~Public Assembly~~ .25/person in permitted 1/100,000 sq. ft. GFA
38 capacity
39

40 Miscellaneous
41

42 Hospitals 1.5/employee on main shift; plus 1/100,000 sq ft GFA
43 1/doctor on staff; plus 1/2 beds up to 500,000 sq ft
44 for in-patient services; plus 1.5/ plus one/200,000 sq ft.
45 250 square feet for out patient thereafter.
46 services

1
2
3 45. Amend Section 5-1102(F)(1) as follows:
4 [page 5-139]
5

- 6 (1) **Procedure.** In the specific instances set forth in Paragraphs 2 through 5 below, the
7 Zoning Administrator Board of Supervisors may ~~by special exception~~ approve a
8 reduction in required parking spaces. Applications for such a reduction shall include the
9 following information and in the case of special exception shall also meet the in addition
10 ~~to these~~ requirements of Section 6-1300.
11

12 46. Amend Section 5-1102(F)(1)(c) as follows:
13 [page 5-140]
14

- 15 (c) A covenant must be executed for a period of 20 years, guaranteeing that the owner will
16 provide the additional spaces if the Zoning Administrator, upon thorough investigation of
17 the actual utilization of parking spaces at the building or complex, recommends to the
18 Board of Zoning Appeals that the approved reduction be modified or revoked. Said
19 covenant shall meet the same requirements for covenants set forth in Section 5-1103.
20 The Zoning Administrator will review the above completed application and make a
21 recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals may
22 impose such additional conditions as are deemed necessary to protect and to assure
23 compliance with the objectives of this section.
24

25 47. Amend Section 5-1403(A)(2) as follows:
26 [page 5-164]
27

- 28 (2) At the time of planting, all canopy trees shall have a minimum caliper of one (1) inch
29 diameter at breast height (d.b.h., measured at 4 and ½ feet above ground level) dba, and
30 all understory trees shall have a minimum height of six (6) feet. Evergreen trees shall
31 be a minimum of six (6) feet in height. Evergreen shrubs shall have a minimum height
32 of thirty (30) inches. Dwarf deciduous shrubs shall have a minimum height of
33 eighteen (18) inches.
34

35 48. Amend Section 5-1403(D) as follows:
36 [page 5-164]
37

- 38 (D) ~~Any~~ landscaping required by this Section that would fall within the area of a recorded
39 sight distance easement granted to the County of Loudoun or the Commonwealth of
40 Virginia shall be eliminated or reduced to meet the standards of such sight distance
41 easement. permit site distances consistent with all current code requirements of
42 Loudoun County and VDOT. This plant material must be located elsewhere on site in
43 areas that provide room for viable plant growth.
44
45
46

1
2
3 49. Add Section 5-1403(E) as follows:
4 [page 5-164]
5

6 (E) Except where a Type 5 Buffer is required, any property with frontage on an existing or
7 planned four-lane divided roadway shall provide, in lieu of otherwise applicable
8 landscaping, buffering and tree planting along such roads, a Type 3 Front Yard Buffer
9 along the property's frontage on such road, regardless of the present or planned future
10 use on properties on the other side of such road.
11

12 50. Amend Section 5-1404(C) as follows:
13 [page 5-165]
14

15 (C) The landscaping ~~measures, as required by this Section and depicted on such~~
16 ~~landscaping shall be shown on such initial plan and~~ shall be completed or bonded in
17 accordance with current County ~~requirements policy according to specifications~~ prior
18 to approval of any Certificate of Occupancy.
19

20 51. Amend Section 5-1406(E)(2) as follows:
21 [page 5-168]
22

23 (2) If any property adjoins any existing or planned arterial road, except in the A-3, A-10,
24 AR-1, ~~or~~ AR-2 or Village Conservation Overlay districts or where the Buffer Yard Type
25 5 is required by this Section, the required buffer yard shall be in accordance with Buffer
26 Yard Type 3, however, such buffer yard landscaping shall be supplemented by a
27 landscaped earthen berm at least four (4) feet in height and not to exceed a slope of 2:1.
28 This requirement may be waived modified, and/or reduced, or the location of the
29 required berm may be adjusted by the Zoning Administrator, where necessary to preserve
30 existing mature trees. No buffer yard shall be required for the A-3 and A-10 districts
31 where such property adjoins any existing or planned arterial road
32

33 52. Amend Section 5-1413(C)(1)(a) as follows:
34 [page 5-173]
35

36 (a) ~~Except where otherwise stated in this Ordinance, a~~ landscaping strip ten (10) feet in
37 width measured from the edge of pavement, shall be located between the parking lot and
38 the abutting property lines, except where driveways or other openings may necessitate
39 other treatment. Where abutting parcels share a common access drive or parking lot
40 circulation travelway, no such landscaping strip shall be required, provided that
41 equivalent planting materials are provided elsewhere on the development site.
42
43
44
45
46

53. Add Table 5-1414(B) as follows:
[page 5-178]

<u>Table 5-1414(B)</u>					
<u>Required Plantings per 100 Lineal Feet of Property Line</u>					
<u>Buffer Yard Type</u>	<u>Canopy Trees</u>	<u>Understory Trees</u>	<u>Shrubs</u>	<u>Evergreen Trees</u>	<u>Other Requirements</u>
(1) Type 1					
<u>Front</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10' minimum width</u> <u>25' maximum width</u>
<u>Side/Rear</u>	<u>1</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>10' minimum width</u> <u>25' maximum width</u>
(2) Type 2					
<u>Front</u>	<u>3</u>	<u>2</u>	<u>10</u>	<u>0</u>	<u>15' minimum width</u> <u>25' maximum width</u>
<u>Side/Rear</u>	<u>2</u>	<u>4</u>	<u>10</u>	<u>2</u>	<u>20' minimum width</u> <u>30' maximum width</u>
(3) Type 3					
<u>Front</u>	<u>3</u>	<u>3</u>	<u>20</u>	<u>0</u>	<u>20' minimum width</u> <u>30' maximum width</u>
<u>Side/Rear</u>	<u>2</u>	<u>5</u>	<u>10</u>	<u>4</u>	<u>25' minimum width</u> <u>30' maximum width</u>
(4) Type 4					
<u>Front</u>	<u>4</u>	<u>3</u>	<u>20</u>	<u>0</u>	<u>20' minimum width</u> <u>30' maximum width</u>
<u>Side/Rear</u>	<u>2</u>	<u>5</u>	<u>10</u>	<u>8</u>	<u>25' minimum width</u> <u>30' maximum width</u> <u>A Six foot high fence,</u> <u>wall, or berm providing a</u> <u>minimum opacity of 95%</u>

54. Amend Sections 5-1504(A) and add Section 5-1504(C) as follows:
[pages 5-195 and 5-196]

- (A) **General Requirements.** All sources of glare (direct or reflected artificial light) from any source (other than in connection with operating motor vehicles, lighting at publicly owned facilities utilized for athletic competition, and/or street lighting) must not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of any commercial or industrial use abutting any residential use or at the lot line with any residential district, or, in residential or agricultural districts, at the lot line of any adjacent lot. In addition, in the A-3, A-10, AR-1, AR-2, and CR districts, lights shall be shielded so that the direct glare of the bulb is not visible beyond the property line of

the parcel. Publicly owned facilities utilized for athletic competition as exempted above shall use cut-off and fully shielded lighting fixtures that 1) are aimed downward and inward toward the athletic field or interior of the property and 2) are shielded in directions away from the athletic field to minimize glare and light trespass onto adjacent properties. Publicly owned athletic competition facilities must not cause illumination in excess of ten foot candles above background light levels measured at the boundary of any residential district, or, in residential or agricultural districts, at the lot line of any adjacent lot.

(C) Special Exception Review for Lighting that does not Comply with Standards.

Lighting that does not meet the standards of Section 5-1504(A) may be permitted by special exception, pursuant to Section 6-1300, upon a finding that the proposed alternative lighting is appropriate.

55. Amend Section 5-1508(B)(2)(a) as follows:
[page 5-202]

- (a) **Single Family Dwelling on Existing Legal Lot.** A legal lot of record, intended for single family development, may be developed for a single family detached dwelling use. Construction of a single residential use on a legal lot existing as of June 16th, 1993 is exempt from the requirements of Section 5-1508(D). Such exemption shall not apply to non-residential uses. Development on such lot shall be subject to all other applicable standards in this Sections 5-1508(E) and 5-1508(F).

56. Add Sections 5-1508(D)(1)(c)(vi) and 5-1508(D)(1)(c)(vii) as follows:
[page 5-204]

(vi) Sanitary Sewer lines, pursuant to Section 5-1508(E)(7) below.

(vii) Water lines located within or directly adjacent to the right-of-way of existing or approved roads, pursuant to Section 5-1508(E)(8) below.

57. Add Section 5-1508(E)(7) as follows:
[page 5-208]

(7) Sanitary Sewer Line Standards:

- (a) Where directional drilling can be utilized to install sanitary sewer lines across very steep slope areas and the drilling start and end locations do not result in land disturbance to very steep slopes, the crossing by means of directional drilling is permitted and the development standards in this section do not apply.
- (b) While determining the alignment of gravity sanitary sewer lines, every effort must first be made to avoid impacts to very steep slopes.

- 1 (c) For the purpose of these development standards, the steep slope designations
2 are based on the Loudoun County Steep Slopes Map.
- 3 (d) Sanitary sewer lines may not cross more than 200 feet of any one contiguous
4 very steep slope area. This maximum distance may be increased by the Zoning
5 Administrator, up to an additional 300 feet, provided the longer crossing
6 distance is found to minimize impacts to other environmentally sensitive areas
7 (streams, wetlands, riparian buffers, etc.), as demonstrated by applicable
8 information and/or reports/studies requested by the Zoning Administrator,
9 including, but not limited to: 1) geotechnical study, 2) geophysical study, 3)
10 preliminary soils review, 4) U.S. Army Corps approved wetland delineation, 5)
11 tree cover inventory, 6) Phase 1 archeological study, and 7) rare, threatened,
12 and endangered species survey. If the proposed crossing exceeds 200 feet and
13 the Zoning Administrator finds that the crossing does not minimize impacts to
14 other environmentally sensitive areas or the proposed crossing exceeds a total
15 of 500 feet, a special exception application is required in accordance with
16 Section 6-1300 of this Ordinance.
- 17
- 18 (e) If blasting is required for sanitary sewer line installation, a blasting plan that
19 describes measures that will be utilized to minimize impacts on
20 environmentally sensitive areas must be attached as part of the grading plan.
- 21
- 22 (f) No sanitary sewer lines shall cross steep slopes greater than 50 percent.
- 23
- 24 (g) Sanitary sewer lines shall be aligned in a manner that minimizes disturbance to
25 very steep slopes with existing tree cover. In situations where sanitary sewer
26 lines result in the clearing of vegetative cover other than open
27 grassland/pastureland, stabilization plans for temporary construction easements
28 must include reforestation and tree preservation techniques to be reviewed and
29 approved by the County Urban Forester.
- 30
- 31 (h) Where very steep slopes cannot be avoided, construction methods that
32 minimize easement widths and limits of disturbance shall be employed to the
33 greatest extent feasible.
- 34
- 35 (i) Prior to submission of grading plans to the County, the public entity
36 responsible for the maintenance and operation of the proposed sanitary sewer
37 line must conduct a field visit and certify that the grading plan minimizes
38 impacts to very steep slope areas and shows practical limits of construction.
- 39
- 40 (j) Limits of disturbance shall be a sufficient distance from jurisdictional streams
41 and wetlands so as to avoid negative impacts on such streams and wetlands,
42 except as permitted by the U.S. Army Corps of Engineers and Virginia
43 Department of Environmental Quality.
- 44
- 45 (k) To minimize control failure associated with sliding debris and the operation of
46 machinery within a confined area, two rows of super silt fence shall be

1 installed as a perimeter control on the downslope side of the disturbed area.
2 The inside row may be installed without filter fabric. The minimum spacing
3 between the rows shall be 2-3 feet to allow for maintenance.
4

- 5 (I) At a minimum, stabilization of disturbed areas shall consist of Treatment 1 as
6 described in Standard and Specification 3.36 (Soil Stabilization Blankets &
7 Matting) in the Virginia Erosion and Sediment Control Handbook. In problem
8 areas, as determined by the County, Treatment 2 can be required.
9

10 58. Add Section 5-1508(E)(8) as follows:
11 [page 5-208]
12

13 (8) **Water Line Standards:**
14

- 15 (a) Where directional drilling can be utilized to install water lines across very
16 steep slope areas and the drilling start and end locations do not result in land
17 disturbance to very steep slopes, the crossing by means of directional drilling is
18 permitted and the development standards in this section do not apply.
19
20 (b) Where water lines cannot be located within or directly adjacent to the right-of-
21 way of existing or approved roads or directional drilling is not an option, a
22 special exception application is required in accordance with Section 6-1300 of
23 this Ordinance.
24

25 59. Add Section 6-206(H):
26 [page 6-6]
27

- 28 (H) To hear and approve special exceptions for Errors in structure location within Very
29 Steep Slope Areas, pursuant to Section 6-1613, where the total area of land-disturbing
30 activity within the Very Steep Slope Area does not exceed 2,000 square feet, and
31 where the encroaching structure is a structure or use listed in Section 5-101(A) and is
32 attached to a principal residential structure, and no portion of the principal structure is
33 located within the Very Steep Slope Area, as defined in Section 5-1508(C)(1)(a).
34

35 60. Amend Section 6-403(A) as follows:
36 [page 6-12]
37

- 38 (A) **Submission Requirements.** The Board of Supervisors shall adopt by resolution
39 regulations enumerating those materials required to be included with each application
40 provided for in this Ordinance, which materials shall constitute the minimum submission
41 requirements for such application and be consistent with the requirements of this
42 Ordinance. Such submission requirements shall include a letter signed by the applicant
43 and by the owner of the property granting the right of entry upon the property to the
44 Zoning Administrator, law enforcement agents, and County inspectors for the purpose of
45 inspecting, and bringing law enforcement to the property, during the term of any permit
46 which may be issued. Such submission requirements shall also include, in the case of any

1 application for a Zoning Map Amendment, Zoning Ordinance Modification, Zoning
2 Concept Plan Amendment, Special Exception, Variance, Site Plan or Zoning Permit, the
3 provision of satisfactory evidence from the Treasurer's Office that any real estate taxes
4 due and owed to the County which have been properly assessed against the property have
5 been paid. Additionally, such submission requirements shall also include, in the case of an
6 application for Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning
7 Ordinance Modification, Special Exception or Variance, a completed Disclosure of Real
8 Parties In Interest Form disclosing the equitable ownership of the real estate to be affected
9 including, in the case of corporate ownership, the name of stockholders, officers and
10 directors and in any case the names and addresses of all of the real parties of interest.
11 However, the requirement of listing names of stockholders, officers and directors shall not
12 apply to a corporation whose stock is traded on a national or local stock exchange and
13 having more than 500 shareholders. In the case of a condominium, the requirement shall
14 apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the
15 units in the condominium. Revisions to the list of those materials required necessitated by
16 an amendment to this Ordinance shall be attached to such amendment for concurrent
17 consideration and adoption by resolution of the Board of Supervisors.
18

19 61. Amend Section 6-701(C) as follows:
20 [page 6-26]
21

- 22 (C) All nonresidential uses in the AR-1 and AR-2 Districts, ~~including all but excluding~~
23 permitted uses within the "agriculture support and services related to agriculture,
24 horticulture, and animal husbandry" use category, ~~but not including that do not~~
25 involve access by the public as a part of such use. ~~basie a~~ Agricultural, horticulture,
26 and animal husbandry permitted uses or those uses requiring a Rural Sketch Plan as
27 identified in Section 6-703 do not require a site plan.
28

29 62. Amend Section 6-1612 as follows:
30 [page 6-70]
31

32 **6-1612 Special Exceptions for Errors in Building Location.** As provided in Section 6-
33 206(D) of this Ordinance, the BZA may hear and approve special exceptions for errors
34 in building location, to include encroachments into minimum yard requirements,
35 setbacks and other requirements herein regulating building location, in the case of any
36 building existing or partially constructed which does not comply with such
37 requirements applicable at the time such building was erected.
38

39 ~~(A)(1)~~ The special exception may be approved if the BZA finds that:

- 40
41 ~~(1)(a)~~ The noncompliance was done in good faith, or through no fault
42 of the property owner, or was the result of an error in location
43 of the building subsequent to the issuance of a building permit,
44 if such was required; and
45

1 (2)-(b) Such reduction will not impair the purpose and intent of this
2 Ordinance; and

3 (3)-(e) It will not be detrimental to the use and enjoyment of the other
4 property in the immediate vicinity; and

5
6 (4)-(d) It will not create an unsafe condition with respect to both other
7 property and public streets, and

8
9 (5)-(e) To force compliance with the minimum yard requirements
10 would cause unreasonable hardship upon the owner, and

11
12 (6)-(f) The reduction will not result in an increase in density or floor
13 area ratio from that permitted by the applicable zoning district
14 regulations.

15
16 (B)(2) In approving such a reduction under the provision of this Section, the
17 BZA shall allow only a reduction necessary to provide reasonable relief
18 and, as deemed advisable, may prescribe such conditions, to include
19 landscaping and screening measures to assure compliance with the
20 intent of this Ordinance.

21
22 (C)(3) Upon the approval of a reduction for a particular building in accordance
23 with the provisions of this Section, the same shall be deemed to be a
24 lawful building.

25 (D)(4) The BZA shall have no power to waive or modify the standards
26 necessary for approval as specified in this Section.

27
28 63. Add Section 6-1613:

29 [page 6-70]

30
31 **6-1613** **Special Exceptions for Errors in Very Steep Slope Areas.** As provided in Section 6-
32 206(H) of this Ordinance, the BZA may hear and approve special exceptions for Errors
33 in structure location within Very Steep Slope Areas, when such error is an
34 encroachment that does not exceed 2,000 square feet of land-disturbing activity within
35 the Very Steep Slope Area, as defined in Section 5-1508(C)(1)(a), and is associated
36 with a structure or use listed in Section 5-101(A) that is attached to a principal
37 residential structure, and no portion of the principal structure is located within the
38 Very Steep Slope Area.

39
40 (A) The special exception may be approved if the BZA finds that:

41
42 (1) Activities associated with the removal of the attached building, structure,
43 or use would result in a net negative environmental impact, as
44 demonstrated by applicable information and/or reports/studies requested
45 by the Zoning Administrator, such as, but not limited to: 1) geotechnical
46 study, 2) geophysical study, 3) preliminary soils review, 4) site plan, 5)

grading plan, 6) structural analysis, 7) U.S. Army Corps of Engineers approved wetland delineation, 8) tree cover inventory, 9) Phase 1 archeological study, 10) rare, threatened, and endangered species survey, and 11) mitigation plan; and

(2) The noncompliance was done in good faith, or through no fault of the property owner, or was the result of a good faith error in location subsequent to the issuance of a building permit, if such was required; and

(3) The noncomplying structure was constructed in a manner that will protect life and property from hazards due to slope, unstable and erodible soils, earth movement, and other geologic and hydrologic hazards; and

(4) The noncomplying structure was constructed in a manner that does not increase the potential for increased erosion, sedimentation, and surface runoff, and the resulting adverse impacts on water quality; and

(5) The noncomplying structure was constructed in a manner that preserves the visual quality of steep slope areas; and

(6) The noncomplying structure will not be detrimental to the use and enjoyment of other property in the immediate vicinity.

(B) In approving such encroachment under the provision of this Section, the BZA may prescribe conditions to assure compliance with the intent of this Ordinance, such as, but not limited to: 1) reforestation, 2) stabilization treatment, 3) landscaping and screening measures, and 4) water quality measures.

(C) Upon the approval of a special exception pursuant to this section for a particular structure or use attached to a principal residential structure in accordance with the provisions of this Section, the same shall be deemed to be lawful.

(D) The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

64. Add the following definitions to Article 8:
[pages 8-3 and 8-30]

All-terrain vehicle (ATV): A small motor vehicle with three or four wheels designed for recreational use on various types of terrain.

Motorcycle: A two-wheeled automotive vehicle for one or two people. The operator must hold a valid driver's license with a Class M designation or a motorcycle driver's license.

65. Amend Article 8 definition of Farm Market as follows:
[page 8-18]

Farm Market: A principal use which includes the sale of aquacultural, horticultural or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agricultural products. A minimum of twenty-five percent (25%) of the products sold must be aquacultural, horticultural or agricultural products produced within the County.

66. Amend Article 8 definition of Lot Coverage as follows:
[page 8-27]

Lot Coverage: The percentage of a lot area occupied by the ground area of principal and accessory buildings or structures, excluding uncovered decks, on such a lot. Multifamily and nonresidential parking structures below or above grade and stand-alone mechanical structures are excluded from lot coverage.

67. Amend Article 8 definitions of Moderately Steep Slope Area and Very Steep Slope Area as follows:
[pages 8-30 and 8-56]

Moderately Steep Slope Area: Land areas with slopes from 15% to 25%. The Steep Slope Standards do not apply to slopes created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; berms; temporary construction stock-piles; and road-side ditches.

Very Steep Slope Area: Land areas with slopes greater than 25%. The Steep Slope Standards do not apply to slopes created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; berms; temporary construction stock-piles; and road-side ditches.

68. Amend Article 8 definitions of Setback and Setback as follows:
[page 8-44]

Setback: For the purposes of Section 5-600, use of the terms "setback" or "set back" means the building, structure, use, or activity shall be located the required distances from the point of reference (e.g. lot line, right-of-way or building, etc.). Required yards, ~~but not parking areas,~~ may be located in this setback area.

Setback: The minimum distance by which any building or structure must be separated from the lot lines point of reference (e.g. lot line, right-of-way or building, etc.).

1
2
3 69. Add the following definitions to Article 8:
4 [page 8-49]
5

6 **Solid Waste Container:** A container that is specifically designed, constructed, and placed for
7 use as a depository for the storage of solid waste, which includes dumpsters, bulk containers,
8 refuse containers, or other such containers specifically designated as waste receptacles.
9

10 **Solid Waste Vehicle:** Any vehicle or portion thereof used to collect, remove, transport, or
11 dispose of solid waste or recyclable material and includes any container or other appurtenance
12 attached to, or associated with the vehicle, whether such container or appurtenance is affixed
13 temporarily or permanently.
14
15
16



Loudoun County, Virginia

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Office of the County Administrator

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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, March 6, 2007 at 9:30 a.m.

IN RE: PLANNING COMMISSION ISSUES IDENTIFIED THUS FAR FOR THE ANNUAL REVIEW

Mr. York moved that the Board of Supervisors support the continued review on the ZORC recommendations.

Seconded by Mr. Snow.

Mr. York accepted Mr. Staton's amendment to allow the Zoning Administrator and the Planning Commission to work on a streamlined list of items to be included for review and to bring it back to the Board for approval.

Voting on the Amended Motion: Supervisors Burton, Clem, Delgaudio, Kurtz, Snow, Staton, Tulloch, Waters, and York - Yes; None - No.

COPY TESTE:

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

D:\my documents\2007 copyteste\03-06-07 bos-13-Planning Commission Annual Review

**PLANNING COMMISSION ISSUES IDENTIFIED THUS FAR FOR
THE ANNUAL REVIEW (MARCH 5, 2007)**

The Commission wishes to have the latitude to make recommendations regarding the Ordinance that is outside the scope of the ZORC draft. The Commission and ZORC representatives feel a responsibility to follow through on their collective commitment to revisit certain issues raised by members of the public during their prior deliberations. In addition, as a result of discussions coming out of the public hearing, additional topics may arise.

Following is a list of items that the Commission has discussed adding to the annual review:

- 1) §5-600 Performance standards regarding camps
- 2) All items "binned" by the Commission during the rural remapping amendments; they believe that there are a dozen or so items, to include such issues as:
 - a) Rural retreats and resorts, country inns, etc.
 - b) The creation of a new zoning district to allow for a different form of clustering in the rural areas ("rural village");
 - c) Permit extension of central water and sewer to parcels contiguous to the villages, towns and JLMAs in order to protect the environment, address public health & safety and otherwise provide for the public benefit.
 - d) Allow alternative systems in the rural areas by special exception.
- 3) Resolve the disconnect between performance standards regarding three use categories "Agriculture", "Agricultural Support Uses, Directly in association with an agricultural use" and "Agricultural Support uses, not directly associated..."

Annual Review

Page two

March 6, 2007

- 4) Consider all convenience stores to have gas pumps as a permitted use in the several zoning districts
- 5) Increase the floor area ratio more than the ZORC recommends in the PD-OP district
- 6) Consider indoor recreation facilities in the AR districts as a special exception use (similar to ZORC recommendation for A-3)
- 7) In the Transit Related Center District, eliminate the requirement that parking structures must be enclosed on the first floor when not screened by a building.
- 8) Review and revise as necessary Section 6-1800 & 6-1900 (historic districts)
- 9) Review and revise as necessary Section 5-1200 (Signs) with regard to sign area and the streets upon which they are located, to include performance criteria
- 10) Revise residential districts (Articles 2 & 3) to reflect density (dwellings per acre) and provide consistency with density credit regulations in Article 1.
- 11) Increase the minimum lot area for airport/landing strips.
- 12) Consider increasing the setback from the W&OD trail
- 13) Add definition of "solid waste vehicles & containers" to fully implement ZORC recommendation
- 14) Consider the Rural Economy Development Council recommendations to:
 - a) make changes to several use definitions
 - b) add clarity to open space and density definitions to include conservation easements,
 - c) consider allowing wetlands mitigation banking,
 - d) consider allowing combinations of seasonal uses,
 - e) clarify farm restaurant as a use, and
 - f) creation of a "sliding scale" approach to events, remove inconsistencies within Section 5-600.

This list is not exhaustive and reflects what the Zoning Administrator heard during the Planning Commission's recent meetings. Additionally, the Commission does not have clarity on whether amendments adopted since the ZORC draft was delivered are subject to the annual review (that is, the Rt. 50 initiatives, Water Reservoirs and the rural remapping).



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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, April 17, 2007 at 9:30 a.m.

IN RE: RESOLUTION OF INTENT TO AMEND ZOAM 2006-0003, ANNUAL REVIEW, TO INCLUDE PLANNING COMMISSION'S REQUESTS

Mrs. Waters moved that the Board of Supervisors adopt the Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance as contained in Attachment 2.

Ms. Waters further moved to include the following amendments that were forwarded by Ms. Kurtz (1 and 2) and Mr. Burton (3):

- 1) As A-3 is being amended by ZORC regarding indoor recreation in A-3 District (A-3 is usually close to Towns), expand intent to amend under this item to include examination to allow indoor recreation an appropriate distance beyond the JLMA's and Town boundaries;
- 2) Expand intent to amend to include adding a Remedy to Steep Slope violations so that errors can be appropriately mitigated; and
- 3) Consider changing the definition of farm market as having to produce 25% of the produce on site to producing 25% of the produce within the County.

Seconded by Mr. Tulloch.

Ms. Waters accepted Mr. Delgaudio's friendly amendment to table the review of the performance standards for home occupation with regard to retail sales.

Voting on Ms. Waters' Amended Motion: Supervisors Burton, Clem, Delgaudio, Kurtz, Snow, Staton, Tulloch, Waters, and York - Yes; None - No.

COPY TESTE:

A handwritten signature in cursive script, reading "Denise Reese".

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

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ATTACHMENT 2

BOARD OF SUPERVISORS OF LOUDOUN COUNTY

RESOLUTION OF INTENT TO AMEND THE ZONING ORDINANCE

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in §15.2-2283 of the Code of Virginia and to further implement the comprehensive plan; and

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Loudoun County Zoning Ordinance to implement the recommendations made by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Loudoun County Zoning Ordinance, consistent with the April 17, 2007 action item to the Board of Supervisors, to which this resolution is attached.

BE IT FURTHER RESOLVED that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) that these matters be referred to the Planning Commission for preparation of the ordinances; and (3) the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

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BOARD OF SUPERVISORS

ACTION ITEM

14

SUBJECT: Resolution of Intent to Amend the Zoning Ordinance
(To be rolled into ZOAM 2006-0003, Annual Review)

ELECTION DISTRICT: Countywide

CRITICAL ACTION DATE: At the pleasure of the Board

RECOMMENDATIONS:

The Planning Commission recommends inclusion of a limited number of additional zoning ordinance amendments to be rolled into ZOAM 2006-0003, Annual Review.

BACKGROUND: On December 19, 2006, the Board of Supervisors adopted a resolution of intent to amend the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance") to implement the recommendations made by the Zoning Ordinance Review Committee (ZORC) as transmitted to the Board on February 10, 2006. The Planning Commission has held a public input session and several work sessions to discuss the ZORC recommendations.

In reviewing the text amendments proposed by ZORC, the Planning Commission identified a number of issues that are technically outside the scope of the amendments proposed by ZORC. On March 6, 2007, the Planning Commission requested that such items be rolled into the Annual Review. The Board directed the Planning Commission to work on a streamlined list of items for the Board to consider (Attachment 1). At this time, a new resolution of intent to amend the Zoning Ordinance (Attachment 2) is requested so that the issues may be rolled into the active Zoning Ordinance Amendment, ZOAM 2006-0003.

The amendments to be considered are:

1. Revise performance standards for Agriculture, Horticulture and Animal Husbandry [Section 5-626], Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry) [Section 5-627] and Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry) [Section 5-630] to resolve discrepancies for minimum lot size and setbacks.
2. Revise limitations for freestanding off-street parking facilities in PD-TRC [Section 4-1111(C)].
3. Revise residential districts in Articles 2 and 3 to reflect density (dwellings per acre) and provide consistency with density credit regulations in Article 1.
4. Revise performance standards for Airport/Landing Strip to increase the minimum lot area [Section 5-633].

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5. Revise Definitions [Article 8] to add a definition for "solid waste vehicles and containers" to fully implement ZORC recommendation.
6. Revise the PD-IP use list to add "contractor service establishment, excluding retail sales and outdoor storage" to the permitted use list in PD-IP, rather than a special exception use [Sections 4-503 and 4-504].
7. Revise performance standards for retail uses in PD-IP [Section 4-507(E)].
8. Revise performance standards for home occupation with regard to retail sales [Section 5-400(E)].
9. Revise Temporary Uses/Zoning Permits to clarify that this section pertains to all zoning districts [Section 5-500].
10. Revise steep slope definitions and development standards to differentiate between man-made and natural slopes, clarify review procedures for development in steep slopes areas and permit the development of sanitary sewer lines in very steep slope areas, subject to development standards. [Section 5-1508 and Article 8].

ALTERNATIVES:

1. Do not initiate any further amendments to the Revised 1993 Loudoun County Zoning Ordinance at this time.
2. Modify the above list of issues to be rolled into ZOAM 2006-0003.

DRAFT MOTION(S):

1. I move that the Board of Supervisors adopt the Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance contained in Attachment 2.

OR

2. I move (an alternate motion).

ATTACHMENTS:

PAGE

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|--------------------------------------|-------|
| 1. March 6, 2007 Copy Teste and Item | A1—A3 |
| 2. Resolution of Intent to Amend | A4 |

STAFF CONTACT(S): Melinda Artman, Zoning Administrator
 Marilee Seigfried, Deputy Zoning Administrator
 Amy Lohr, Planner

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ZOAM 2006-0003/ZOAM 2007-0001, Public Speaker Log: May 21, 2007
Verbal Comment

Speaker #	Name	Organization	Comment	Relevant Z.O. Section
1	Joe Paciulli		Does not support edits made to ZORC draft, the edits revert wording back to subjective, unclear wording. One example is the section which prohibits parking from being visible. This is impossible to design to or administer, which is why ZORC removed the wording. ZORC's changes deserve full discussion at the BOS. For legal advertising, also send ZORC recommendations forward as a distinct item for consideration in its entirety.	
2	Ted Lewis	EDC Member, Chair of EDC's Transportation and Infrastructure Committee	On behalf of EDC, approve original ZORC recommendations with no changes or modifications. EDC supports building height increase to 45 feet, PD-OP FAR increase, and decreasing parking for restaurant uses. EDC does not support PC changes to keep office a special exception in PD-IP or to provide only partial density credit for area in floodplain.	4-306(B) 4-306(C) 5-1101 4-504(A) 4-1511
3	Steve Robin	Wildwood Farms, LLC	Represents property owner with land zoned TR-10. Request for another development option, to develop at a conventional one unit per 10 acre format. ZORC recommended that TR-10 allow this option and they support the ZORC changes.	5-701(C)(3)
4	Edward Gorski	Land Use Officer, Piedmont Environmental Council (PEC)	PEC does not support ZORC recommendations. In particular, there is no amendment to the FSM to provide for floodplain alterations in the FSM instead of the Zoning Ordinance. Also, use of residential streets to access commercial centers is not supported. PD-OP FAR increase and elimination of site planning requirements. Potential for larger home occupation uses. Various R-district changes. Submit that these changes do not meet 15.2-2283 of the Code of Virginia, no analysis of transportation and fiscal impacts. Reject ZORC changes and reinstitute annual review process.	4-1508 4-206(D) 4-306(C) 4-307(E) 5-400(C) Article 3

Speaker #	Name	Organization	Comment	Relevant Z.O. Section
5	Leslie Lowry		Supports amendment change to farm market definition. Also add that the products sold may be produced on site or other property owned or leased by the operator.	Article 8
6	Ted Gonter		River Creek Homeowner supporting the addition of Section 6-1613 for instances when a good faith error has occurred in steep slopes. Identify a point of contact for HOAs in regard to the Z.O.	6-1613
7	Charles Turner	Buchanan Partners	Support for original ZORC recommendation to allow office as a by-right use in PD-IP. Loudoun Tech Center (PD-IP) and Dulles Trade Center I (PD-GI) are excellent examples of incorporating office into a PD-IP or flex environment.	4-504(A)
8	Benjamin Leigh	Atwill, Troxell & Leigh, PC	Support for text amendment to allow indoor recreation in the AR and A-3 districts. Take out the 0.04 FAR limitation.	2-403, 2-102, 2-202, 5-661
9	Michael Capretti	President, Loudoun Chapter of the Northern Virginia Building Industry Association (NVBIA)	Not sure of the logic of adding a maximum to the buffer yard widths, feel the minimum is sufficient. Offer density credit for residential uses in FOD. Water and sewer lines should be allowed in steep slopes. For legal advertising, also send ZORC recommendations forward as a distinct item for consideration in its entirety. Make ZORC a standing committee that comes back on an annual basis.	5-1414(B) 4-1511 5-1508
10	Lou Canonico		Annual review process lasted only 3 years, suspended in 1997. ZORC recommendations make the Z.O. easier to use and clean up technical glitches. Request that the Planning Commission send forth the ZORC recommendations and their own recommendations to this Board of Supervisors.	
11	Kerry Norberg		Support for two ZORC recommendations. Support density credit for floodplain for all uses and in all districts. Support for water and sewer lines in steep slopes. Move forward ZORC recommendations as proposed by ZORC.	4-1511 5-1508
12	Albert Gravalles	Chair, River Creek Architectural Control Covenants Committee	There needs to be additional language in steep slope standards to build in steep slopes for safety concerns.	5-1508 6-1613

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Speaker #	Name	Organization	Comment	Relevant Z.O. Section
13	Thomas Moran		River Creek Homeowner. Consider exceptions to steep slopes regulations for safety reasons.	6-1613
14	Jerome Haynesworth		River Creek Homeowner. Supports corrections to steep slopes within River Creek to avoid liability and make conditions safer.	6-1613
15	Frank Ferguson	Wildwood Farms, LLC	Supports original ZORC recommendation to allow both grid and cluster development in the TR-10 zone. Request that ZORC recommendation be forwarded to Board or taken up in Committee by the Planning Commission.	5-701(C)(3)
16	Stewart Curley	President, River Creek HOA	River Creek HOA supports the addition of Section 6-1613. Many homes have been built on steep slopes and it is a challenge for new residents, who feel they should be able to make adjustments to their property as well.	6-1613
17	Eric Wells	Chairman, Northern Virginia Chapter of National Association of Industrial and Office Properties (NAIOP)	NAIOP supports the ZORC draft. Ask that the PC reconsider their revisions and reinstate the ZORC language in the following areas: office by right in PD-IP, adjustments to the FOD, retail sales in PD-IP warehouse uses, move technical floodplain language to the FSM and density credit for commercial uses in the major floodplain.	4-504(A) 4-1504 4-507(E) 4-1505/4-1508 4-1511
18	Mark Hassinger	President, West Dulles Properties	Support comments made by EDC and NAIOP. Request change to Section 4-1002(B) to reduce the initial acreage required to establish a PD-TRREC district from 40 acres to 25 acres.	4-1002(B)
19	Sally Mann		Thoroughbred breeding facilities light their barns and paddocks. They have very large barns that are lit 16 hours a day at some times of the year. Sixty feet (60) from the property line is not sufficient for all stables and 175 feet is not enough for the large scale structures.	5-626, 5-630

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Speaker #	Name	Organization	Comment	Relevant Z.O. Section
20	Gem Bingol	Land Use Officer, Piedmont Environmental Council (PEC)	Does not support many changes and there is a huge problem with the process. The County needs to make the public aware of the impact of the proposed changes. The following may not be beneficial to the community: increased lot coverage in various districts and deletion of limits to maximum impervious surface, eliminating the restriction against direct access to major roads for shopping centers, allowing more by-right uses in steep slopes, visibility of parking from roads in office parks; changes to FOD that eliminate guidelines or allow for credit in the density calculation equate to more density and less protection.	Article 3 4-104(D) 4-206(E) 5-1508 4-305(B) 4-1505 4-1508 4-1511
21	Bob Gordon	ZORC Chairman	Retain the format of the ZORC recommendations in one document and PC recommendations in a second document as presented to the PC for the public hearing. This format works well and could go forward to the Board that way to allow for an easy comparison. Office by-right in PD-IP is advocated by Economic Development. Urge the Commission to have staff evaluate the amount of office by special exception that is not built. Too difficult to do a boundary line adjustment, revisions needed.	4-504(A) 1-404(C)
22	Jeff Nein		Agree with prior speakers who support office by-right in PD-IP. Support addition of entry stairs to list of permitted structures in required yards. Support indoor recreation in PD-IP and suggest that sports stadiums be added as a special exception use. For hotels, suggest the definition be expanded to allow non-transient dwellings to be associated with resort hotels and their amenity packages when they are linked together.	4-504(A) 5-200(A) 4-503 Article 8

ZOAM 2006-0003/ZOAM 2007-0001, Written Comment submitted for May 21, 2007 Public Hearing

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#	Name	Organization	Comment	Relevant Z.O. Section
1	Leslie Lowry		For the farm market definition, add that the products sold may be produced on other property leased by the operator, in addition to property owned by the operator.	Article 8
2	Kimberly and Brian Rupp	Forest Grove Stables	Support the 60-foot setback for Agriculture buildings that house livestock.	5-626
3	Kevin Wood	Director of Engineering, Loudoun County Sanitation Authority (LCSA)	Statement from LCSA: LCSA thanks the Planning Commission and County staff for their time and effort pertaining to amendments to the Zoning Ordinance that would permit water and sewer extensions within very steep slopes provided they meet defined Development Standards. LCSA is satisfied with the Development Standards for water and sewer extensions within Very Steep Slopes (VSS) that were presented at the April 30th, 2007 Planning Commission Work Session and are displayed in the "Addendum to the ZORC Redline Draft" dated May 9, 2007 within tonight's Staff Report. LCSA further supports the Planning Commission forwarding these Development Standards as an amendment Section 5-1508 of the Revised 1993 Loudoun County Zoning Ordinance to the BOS with a recommendation of approval.	5-1508
4	David Culbert	Culbert & Schmitt, PLLC	Recommends that the County allow for modifications to standards found in the steep slope ordinance by means of a special exception application process.	5-1508



Loudoun County, Virginia

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Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

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At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 5, 2007 at 9:30 a.m.

IN RE: ECONOMIC DEVELOPMENT COMMITTEE / ZONING ORDINANCE
ANNUAL REVIEW UPDATE

Mrs. Waters moved that the Board of Supervisors endorse an advertisement for a Public Hearing that would give the Board the most flexibility in examining both the ZORC's and Planning Commission's recommendations.

Seconded by Mr. Clem and Mr. Tulloch.

Voting on the Motion: Supervisors Burton, Clem, Delgaudio, Kurtz, Snow, Staton, Tulloch, Waters, and York - Yes; None - No.

COPY TESTE:

A handwritten signature in cursive script, appearing to read "Denise Rypar", is written over a horizontal line.

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

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SUMMARY OF CHANGES

The following changes are recommended by the Planning Commission. Where they differ, ZORC recommendations are shown in italics.

Article 1:

- Section 1-100, Title, Purpose and Intent and Application of Ordinance: Amend height limitation exemptions and Route 28 Tax District elections.
- Section 1-200, Interpretation of Ordinance: Amend lot access requirements, length/width ratio measurement, and reduction in minimum yard, setback and buffer requirements based on error in building location, Amend calculation of density credit for public uses to include roads.
- Section 1-400, Nonconformities: Add exception for repair or replacement in Floodplain Overlay District, Enlarge exception for existing lots that do not meet lot requirements of the district, Add provision for hamlets, Amend boundary line adjustments provision, and Increase time period for abandonment or discontinuance of use.

Article 2:

- AR-1 AGRICULTURAL RURAL-1 and AR-2 AGRICULTURAL RURAL-2 District use lists: Add Recreation Establishment, Indoor.
- A-10 AGRICULTURE, A-3 AGRICULTURAL RESIDENTIAL, CR-1, CR-2, CR-3 and CR-4 COUNTRYSIDE RESIDENTIAL District use lists: Delete "Portable Dwelling/Trailer during Construction of Primary Residence" and "Construction and/or sales trailer".
- A-10, A-3, and TR-10 District use lists: Amend provisions regarding Yard Waste Composting Facility and Vegetative Waste Management Facility (formerly "Yard Waste Composting," "Vegetative Waste Composting Facility" and "Yard Waste and/or Vegetative Waste Composting Facility").
- A-3 District use lists: Amend Recreation Establishment to include "indoor".
- A-10, A-3, CR-1, CR-2, CR-3, and CR-4 District regulations: Increase various maximum length/width ratios.
- A-3 District regulations: Add separate lot coverage limitation for non-residential uses.
- CR-1, CR-2, CR-3, CR-4, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, and TR-1 District regulations: Increase maximum building heights.
- CR-1, CR-2, CR-3, and CR-4 District regulations: Amend Development Setback and Access from Major Roads provisions; Add Lot Yield requirement for subdivisions on private well and septic systems.
- RC RURAL COMMERCIAL District use lists: Add, amend or move: Restaurant including carry out as permitted use, Training Facility as accessory to permitted use, and Training Facility as special exception use. *ZORC recommends moving Mill, feed and grain from special exception uses to permitted uses and adding Training Facility to the permitted uses.*
- RC District regulations: Increase maximum square footage limit of single permitted use and exempt certain uses from such limit; *ZORC recommends exempting agricultural uses,*

mill, feed and grain, farm supplies, farm market and farm machinery sales and service from any size limitation; Delete special exception requirement for any one use exceeding 50% of district gross floor area; Increase maximum length/width ratio; and add provision regarding Development Setback and Access from Major Roads.

- JLMA District use tables: Delete Model home, Portable dwelling/trailer during construction of primary residence, and Construction and/or sales trailer during period of construction activity from use tables in JLMA-1, JLMA-2, and JLMA-3; and Add Private School to use table in JLMA-3.
- TR-1, TR-2, TR-3, and TR-10 District use tables: Delete Portable dwelling/Construction trailer, *ZORC recommends moving School (elementary, middle, or high), for more than 15 pupils from special exception to permitted use.*
- TR-1, TR-2, TR-3, and TR-10 District regulations: Add references to Section 5-900 Setbacks From Specific Roads and the W&OD Trail to the Development Standards and the Minimum Yards provisions, and Modify minimum yard requirements.

Article 3:

- R-1, R-2, R-3, R-4, R-8 SINGLE FAMILY RESIDENTIAL, R-16 TOWNHOUSE/MULTIFAMILY RESIDENTIAL and R-24 MULTIFAMILY RESIDENTIAL District use lists: Delete Portable dwelling/trailer during construction of primary residence and Construction and/or sales trailer during period of construction activity from use lists.
- R-1, R-2, R-3, R-4, R-8, R-16 and R-24 District regulations: Increase maximum building heights; Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900; Increase various maximum length/width ratios in R-1, R-2, R-3, R-4, R-8; Increase Lot Coverage maximum in R-1.
- R-8 and R-16 Yard requirements: Amend Side and Rear yard provisions to “no requirement” on or along common walls.
- R-16 and R-24 District regulations: Delete provision prohibiting any one structure from containing more than 64 multifamily dwelling units.
- GB GENERAL BUSINESS District: Increase maximum building heights; Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900.
- CLI COMMERCIAL LIGHT INDUSTRY District use lists: Add Motel to use list.
- CLI District regulations: Reduce yards adjacent to roads except where Section 5-900 Setbacks From Specific Roads applies; Increase maximum building heights and decrease required additional yard setbacks for excess building height; and amend limitation on direct access to roads in primary system by adding “right-turn-out”.
- MR-HI MINERAL RESOURCE-HEAVY INDUSTRY District use lists: Delete “Motor vehicle storage and impoundment, accessory to an approved principal use” and “Stump processing plant.”; Change “Vehicle storage, outdoor” to “Outdoor storage, vehicles” and “Vegetative waste composting facility” to “Vegetative waste management facility”; and Add “Storage of empty solid waste vehicles and containers”, and add reference to Section 5-607(D) to Materials Recovery Facility.
- MR-HI District regulations: Increase maximum building heights; Add provision for Development Setback and Access from Major Roads by referencing Section 5-900.

Article 4:

- PD-H PLANNED DEVELOPMENT-HOUSING District regulations: Delete limitation on maximum impervious surface for various non-residential uses; *ZORC recommends increasing the maximum impervious surface ratio to 80%*; Delete maximum lot coverage limit and delete restriction against direct access to major roads for Shopping Centers; Replace restriction against direct access from major roads with reference to Section 5-900 for Convenience Establishments; and Increase maximum building heights at edge of District.
- PD-CC PLANNED DEVELOPMENT-COMMERCIAL CENTER District use lists: Combine medical, dental office with administrative, business and professional office on use lists and require special exception approval for all such office uses in excess of 20% of gross floor area of Center; Add Training Facility accessory to permitted or special exception use and Interactive Science and Technology Center to permitted use lists. *ZORC recommends adding Training Facility to permitted use lists*; Add Motorcycle or ATV sales, rental, repair and associated services to permitted uses; Add Day Care Center For Pets, Indoor Kennel, Training Facility, and Motel to special exception uses; Change threshold for requiring special exception for Office use to 20% of total floor space of Center.
- PD-CC District regulations: Add that no one use shall exceed 5,000 square feet or 50% of the gross floor area of the center without special exception to the Purposes section for CC (NC); Increase maximum building heights; Amend restriction against primary access and through traffic impacting residential neighborhoods; *ZORC recommends deleting restriction against primary access and through traffic impacting residential neighborhoods*; and Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900.
- PD-OP PLANNED DEVELOPMENT-OFFICE PARK District use lists: Add Training Facility to permitted uses; and Combine Motel with Hotel, subject to Section 5-611.
- PD-OP District regulations: Amend requirement to be located on primary highway; *ZORC recommends deleting this requirement*; Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks, and Amend prohibition against parking visible from road; *ZORC recommends deleting this prohibition*; Increase maximum building heights; Delete Section 5-1414 Buffer Yards reference and 5-foot limit for yards between buildings; Delete provisions for modification of maximum Lot Coverage; Increase maximum permitted Floor Area Ratio (FAR) and Delete FAR averaging provisions; Amend Site Planning requirements (efficient groupings, smooth traffic flow, park-like character, screening of storage and refuse collection, etc.); *ZORC recommends deleting Site Planning requirements*; Amend restriction against primary access and through traffic impacting residential neighborhoods; *ZORC recommends deleting restriction against primary access and through traffic impacting residential neighborhoods*; and Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900.
- PD-RDP PLANNED DEVELOPMENT-RESEARCH AND DEVELOPMENT PARK District use lists: Add Training Facility to permitted uses; Delete "drop off and pick up" from Post Office use; Add Hotel to special exception uses.
- PD-RDP District regulations: Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks, and Amend prohibition against parking visible from road; *ZORC recommends deleting this prohibition*; Delete Section 5-1414 Buffer Yards reference

and 5-foot limit for yards between buildings; Increase maximum building heights; Increase maximum permitted FAR and Delete FAR Increase provisions; Reduce minimum percent of total floor space required to be for R&D uses and allow educational uses to count toward percentage; and Replace Access from Major Roads provisions with reference to Section 5-900.

- PD-IP PLANNED DEVELOPMENT-INDUSTRIAL PARK District use lists: Move Office, administrative, business and professional from special exception to permitted uses and amend use limitations; *ZORC recommends deleting the use limitations*; Add requirement for “scheduled” lessons for dance, etc. facilities; Add “mosque” to “Church, synagogue and temple” use; *ZORC recommends adding “including private school, child and adult day care facilities and associated uses to “church, synagogue, temple or mosque.”* Add “Training Facility”, “Interactive Science & Technology Center”, “Camp, Day”, and “Outdoor Storage, Accessory, up to 10% of gross floor area” to permitted uses; *ZORC does not recommend adding “Camp, Day” to permitted uses*; Move “Child Care Center”, “Contractor service establishment, excluding retail sales and outdoor storage” and “School, public and private” from special exception to permitted use list; *ZORC does not recommend this*; Move “Recreation Establishment, outdoor” from special exception to permitted use list and Add “or indoor”; *ZORC does not recommend this, but ZORC does recommend adding “or indoor” to Recreation Establishment in the special exception use list*; Delete “drop off and pick up” from Post Office use. Under special exception uses, Delete private school accessory to church, Add “in excess of 10% of gross floor area” to Outdoor Storage, Add Motorcycle or ATV sales, rental, repair and associated services, and Add Animal Hospital.
- PD-IP District regulations: Add “office uses” to purpose section; Delete requirement to be served by major road; Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks; Amend prohibition against parking visible from road; *ZORC recommends deleting this prohibition*; Delete Section 5-1414 Buffer Yards reference and 5-foot limit for yards between buildings; Increase maximum building heights; Add provision to permit FAR increase by Special Exception; For Retail Sales accessory to warehousing facilities Delete storage/location limitation, Increase parking requirement, and Add Limitation to restrict operations to Friday through Monday; *ZORC recommends deleting requirement for Retail Sales accessory to warehousing to have a retail location elsewhere*; Amend restriction against primary access and through traffic impacting residential neighborhoods; *ZORC recommends deleting the restriction against primary access and through traffic impacting residential neighborhoods*; and Replace Access from major roads provisions with reference to Section 5-900; Add provision to allow parking of 2-axle vehicles on-site of permitted use.
- PD-GI PLANNED DEVELOPMENT-GENERAL INDUSTRY District use lists: Under Permitted uses: Add Training Facility; Under Special Exception uses: Add “mosque” to “Church, synagogue and temple” use, Delete “wood processing facility”, Change “Stump processing plant” to “Vegetative waste management facility”, Change “Storage, outdoor, of major recreational equipment” to “Outdoor Storage, Vehicles”, and Add “Storage of empty solid waste vehicles and containers” and “Motorcycle or ATV sales, rental, repair and associated services.”
- PD-GI District regulations: Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks; Amend prohibition against parking visible from road; *ZORC*

recommends deleting this prohibition; Increase maximum building heights; Add provision to allow parking of 2-axle vehicles on-site of permitted use; Amend restriction against primary access and through traffic impacting residential neighborhoods; ZORC recommends deleting this restriction; Replace Access from Major Roads provisions with reference to Section 5-900; ZORC recommends deleting provision that schools shall be permitted emergency access to an arterial or major collector road.

- PD-SA PLANNED DEVELOPMENT-SPECIAL ACTIVITY District use lists: Combine “Motel” with “Hotel” and subject to Section 5-611 Additional Regulations.
- PD-SA District regulations: Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks; Amend prohibition against parking visible from road; *ZORC recommends deleting this prohibition; Amend restriction against primary access and through traffic impacting residential neighborhoods; Replace Access from Major Roads provisions with reference to Section 5-900.*
- PD-TC PLANNED DEVELOPMENT-TOWN CENTER District use lists: Add “Motel” to “Hotel”, and add “or indoor” to Recreation Establishment, within Town Center Core.
- PD-TC District regulations: Reduce minimum yard requirements adjacent to roads, subject to Section 5-900 setbacks; Amend prohibition against parking visible from road; *ZORC recommends deleting this prohibition; Amend restriction against primary access and through traffic impacting residential neighborhoods; Replace Access from Major Roads provisions with reference to Section 5-900.*
- PD-CV PLANNED DEVELOPMENT-COUNTRYSIDE VILLAGE District use lists: Delete “Portable Dwelling/Construction Trailer” and “Construction and/or Sales Trailer” from Use Table.
- PD-CV District regulations: Replace Access from Major Roads provisions with reference to Section 5-900.
- PD-TREC PLANNED DEVELOPMENT-TRANSIT RELATED EMPLOYMENT CENTER District use lists: Change “Hotel” to “Hotel/Motel” in the Use and Use Limitations lists.
- PD-TREC District regulations: Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900; Delete requirement for roads to be constructed to VDOT standards.
- PD-TRC PLANNED DEVELOPMENT-TRANSIT RELATED CENTER District use lists: Change “Hotel” to “Hotel/Motel” in the Use and Use Limitations lists.
- PD-TRC District regulations: Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900; Delete requirement for roads to be constructed to VDOT standards; Delete requirement to enclose first floor of off-street parking structure.
- PD-RV PLANNED DEVELOPMENT-RURAL VILLAGE District use lists: Permitted Uses: Delete requirement for Public Water and Wastewater Facilities to have been identified on a concept development plan, Delete “Portable dwelling/trailer during construction of primary residence” and “Construction and/or sales trailer during period of construction activity”, and Change Adult day care home to Adult day care center; Special Exception Uses: Add Rural Retreats and Resorts, Change “Hotel” to “Hotel/Motel.”
- PD-RV District regulations: Amend calculation to permit increase in bonus dwelling units based on Conservancy Lot acreage; In Conservancy and Satellite Conservancy sub-districts, increase maximum length/width ratio, and Delete Lot Coverage minimum and change

- maximum to 8% for single family and 25% for all other; For Village Center Single Family Detached, Increase Front Yards for lots over 10,000 sq. ft.; For Commercial/Workplace Lots, Increase maximum lot width, and Add and modify maximum and minimum front yards/setbacks; Change the 6 foot behind front façade requirement for “garages and carports” to “front load garages and carports”.
- PD-AAAR PLANNED DEVELOPMENT-ACTIVE ADULT/AGE RESTRICTED District Regulations: Amend side and rear yard provisions to No Requirement along common walls; Reduce amount of additional setback required for excess Building Height; Replace Development Setback and Access from Major Roads provisions with reference to Section 5-900.
 - FOD FLOODPLAIN OVERLAY DISTRICT Use lists: Permitted Uses: Delete the 7 lot limit for private drive crossings, Delete Private Lanes, and Delete the references to low density development and the A-25 District; Insert requirement for new construction of Incidental structures to comply with FEMA regulations for new construction.
 - FOD District regulations: Insert “by waters of the 100-year flood” into the Purpose and Intent section; Amend list of examples of “Alterations”; Clarify the definitional distinction between the two types of floodplain; Change “right-of-way” to “roadway” in definition of road crossing; Amend definition of Stormwater Management Improvements by including “subsurface” improvements and add reference to Facilities Standards Manual (FSM); Amend list of sources of delineation of floodplain; Move provisions regarding watershed map of Loudoun County to the section containing requirements for official Floodplain Map of Loudoun County, Amend requirements for official Floodplain Map, and apply the said Map to all development in floodplain subject to adjustment by the Zoning Administrator in consultation with Director of Building and Development; Amend Density Calculations provisions to permit all or part of the land area lying within any portion of FOD to be included as part of land area for purposes of calculating permitted FAR or number of residential units or lots.
 - VCOD VILLAGE CONSERVATION OVERLAY DISTRICT regulations: Change Front Yards requirement from “equal to the average” to “consistent with” buildings on same side of street; Amend building height limitation; *ZORC recommends deleting the building height limitation*; Delete requirements for sidewalks and sidewalk connections; *ZORC recommends Amending requirements for sidewalks and sidewalk connections to relate to existing and proposed sidewalks contiguous or within 100 feet*; Exempt renovations and additions to existing residences from sidewalk requirements; Amend Garage setback provision to apply only to “Front-loaded” garages.

Article 5:

- Section 5-100, Accessory Uses and Structures: Under Permitted Accessory Uses, add “Parking of two-axle vehicles” in Commercial and Industrial, and Delete floor area limitation for Home Occupations.
- Section 5-200, Permitted Structures in Required Yards: Amend provisions to include “Setbacks” along with “Yards”; Add “patios” not over 30 inches high which do not include a permanently roof-over terrace or porch; Add overhanging “floors” as permitted to project 30 inches or less into the yard; Delete “entry” from covered porches; Add Bus shelters, entry stairs and handicap ramps; and Amend provisions for Decks over 30 inches

to permit in both side and rear Yards and Setbacks and to Reduce or Delete required setbacks from side and/or rear lot lines.

- Section 5-400, Home Occupations: Amend to permit in “multifamily” dwellings; Clarify that one non-family member employee is permitted “to work on site”; Delete floor area limitation; *ZORC recommends increasing maximum permitted floor area devoted to home occupation in accessory structure.*
- Section 5-500, Temporary Uses/Zoning Permits: Amend to clarify this Section applies to all zoning districts.
- Section 5-607, Recycling Drop-Off Centers and Material Recovery Facilities: For Material Recovery Facility (MRF) standards, delete limitations on building size and number of daily shipments, and Add “construction debris” to acceptable materials.
- Section 5-608, Flex-Industrial Uses: Delete minimum floor load capacity requirement.
- Section 5-613, Accessory Apartments and Dwelling units: Add PD-RV to list of districts exempt from public sewer requirement for such units.
- Section 5-614, Small Businesses: Add PD-RV to list in Purpose and Intent section.
- Section 5-618, Telecommunications Use and/Or Structures: Under Antennas, increase maximum permitted height of directional or panel antennas.
- Sections 5-626, 5-627 and 5-630, Agriculture, Horticulture and Animal Husbandry, Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry), and Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry): Amend regulations regarding minimum lot size and setbacks to resolve conflicts among these uses.
- Section 5-633, Airport/Landing Strip: Increase minimum lot area.
- Section 5-638, Public Safety Uses: Decrease minimum lot area.
- Proposed Section 5-661: Add supplemental regulations for “Recreation Establishment, Indoor” in AR-1 and AR-2.
- Section 5-701, Transition (TR) Districts Lot Standards: Increase maximum building heights.
- Section 5-702, Rural Hamlet Option: Add connection with existing “rural hamlet” to options for water and wastewater treatment service.
- Section 5-800, Limitations on Vehicles in Residential Districts: Add prohibition against parking or storage of container constructed for transportation or storage of Major Recreational Equipment.
- Section 5-900, Setbacks from Specific Roads and the W&OD Trail: Add requirement for setback to be from the “greater” of “existing or” planned Right-of-Way (R-O-W) ; Delete reference to fillets and connectors; Delete separate subsection relating only to Parking setbacks and Add specific Parking Setback limit for each separate road or category; Reduce some of the Building and/or Parking Setbacks on Routes 7, 50, 15, 28, 9, 287, and 606; *ZORC recommends Adding new subsections to establish separate, reduced setbacks on the segments of Route 7 from Fairfax County line west to Sterling Boulevard and from Sterling Boulevard west to Broad Run*; Add new general categories and setbacks for other Arterials, Major Collectors, other roads in Non-Residential Districts, other roads in Residential Districts, and interchange ramps; Delete specific provision for Business Route 7; Amend parking setback for shallow lots to be equal to building setback; Add provision for Access to Major Roads; Add provision for modifications by Special Exception.

- Section 5-1000, Scenic Creek Valley Buffer: Under Purpose and Intent change “major stream areas” to “all waterways”; in the setback section, Change “scenic rivers and major streams” to “all waterways draining greater than 640 acres”, and in the setback reduction section Delete “which may not constitute reforestation of an existing area”; Clarify that existing lot of record means “as of June 16, 1993”, and Delete provision for future subdivision plat.
- Section 5-1100, Off-Street Parking and Loading Requirements: Add general provision regarding when on-street parking may be used to meet parking requirements; for Additions or Change of Use, supplement “10 or more spaces” with “or 10% whichever is greater” and provide for administrative adjustments instead of Special Exception; Revise review procedure for parking/loading plans and reductions.
- Section 5-1100, Off-Street Parking and Loading Requirements: Under Use Groups, Change Convalescent to Continuing Care, Change Child Care to Day Care, Move funeral homes, mortuaries, crematoria, civic/social/fraternal meeting places to Public Assembly, and change Public Assembly to Places of Worship.
- Section 5-1100, Off-Street Parking and Loading Requirements: Under Additional Rules for Computing, delete reference to ITE Trip Generation Manual.
- Section 5-1100, Off-Street Parking and Loading Requirements, Table 5-1101 Required Parking and Loading Spaces: Change Single Family to Single Family Detached, Increase minimum to 3.0/d.u. in all except agricultural districts, and Add provision for Tandem parking to count as 2 spaces; Add separate category for Single Family Detached with requirement set at 3.0/d.u. and provisions regarding garage and driveway, off-lot and tandem parking; Change Congregate Housing Facilities to Nursing Homes and decrease required rate per resident for that category; Revise category size for Smaller Shopping Centers up to 60,000 sq. ft. and increase required rate; Revise category size for Larger Integrated Shopping Centers to over 60,000 sq. ft.; Decrease required rate for Personal Care Services; Decrease required rate for Restaurants; Combine Medical Offices into the General Office category and requirements; Add “multi story or single entrance” to Mini Warehouse category and change rate to “per employee”; Change Public Assembly to Places of Worship.
- Section 5-1100, Off-Street Parking and Loading Requirements: Under Adjustments to Parking Requirements, change Procedure for reductions from Special Exception to Administrative approval by Zoning Administrator and insert a 20-year period for the covenant to provide additional spaces: *ZORC recommends that such administrative approval be by the Director of Building and Development, with concurrence of the Zoning Administrator, and that the covenant to provide additional spaces shall be for a 5-year period*; Add “contiguous parcels” to the Shared parking provisions; Add optional provision for applying for reduction by Special Exception.
- Section 5-1200, Sign Regulations: Under the Table 5-1204(D) Sign Requirements Matrix, revise the requirements for Non-PDH Residential Communities-Entrance Signs.
- Section 5-1400, Buffering and Screening: Under Buffering and Screening Standards, clarify that dbh (diameter at breast height) is measured 4.5 feet above ground; Provide that BOS or Board of Zoning Appeals (BZA) may modify pursuant to application and such modifications govern over Ordinance requirements; Provide for required landscaping to be compatible with sight distance easements; Insert reference to exceptions; Require Type 3 Front Yard Buffer for all properties fronting on existing or planned 4-lane divided roads.

- Section 5-1400, Buffering and Screening: Under Landscaping Plans, insert reference to FSM requirements for landscaping plans; Revise bonding to require only what is shown on plan to be bonded and completed; Correct reference to exceptions.
- Section 5-1400, Buffering and Screening: Under Buffer Yards and Screening, insert reference to exceptions; Insert provision clarifying that buffering and screening requirements imposed by BOS or BZA govern over Ordinance requirements.
- Section 5-1400, Buffering and Screening: Under Determination of Buffer Yard Requirements, for development adjacent to pre-existing use, Delete reference to effective date of Ordinance; For development subsequent to this Ordinance, insert "January 7, 2003"; For development adjacent to vacant property, Delete requirement for Zoning Administrator determination; In Special Situations subsection regarding property adjoining arterial roads, insert "VCOD" into the list of excepted districts; Revise provision regarding adjoining property within zoned municipality.
- Section 5-1400, Buffering and Screening: Under Buffer Yard and Screening Requirements, amend requirement that width of minimum buffer governs over minimum yard or setback; *ZORC recommends deleting this requirement.*
- Section 5-1400, Buffering and Screening: Under Buffer Yard Waivers and Modifications, add PD-OP and PD-RDP into list of districts where Zoning Administrator may waive, modify, etc., requirements, and Delete provision for screen wall or buffer yard where yard visible from R-O-W; Expand the "school use" waiver provision to a general waiver provision based on security concerns.
- Section 5-1400, Buffering and Screening: Under Parking Lot Landscaping, clarify that landscaped areas between buildings and parking lots not considered as parking lot landscaping; Delete requirements for, and references to, curbs for landscaped areas.
- Section 5-1400, Buffering and Screening: Under Peripheral Parking Lot Landscaping, reduce requirements for peripheral landscaping and landscaping strips; Amend screening requirements for parking and vehicle traffic lanes; *ZORC recommends deleting the screening requirements and limiting the screening of service areas to those areas visible from public rights-of-way*; Delete exception from requirement for 10-foot strip between parking lot and R-O-W.
- Section 5-1400, Buffering and Screening: Under the Table 5-1414(A) Buffer Yard and Screening Matrix: Delete, Add new, or Revise some or all of the requirements in each of the 13 Proposed Land Use Groups; Add Flex Industrial and Warehousing & Storage Facility to Group 8; In Group 10, Delete Warehousing & Storage Facility and Long Term Vehicle Storage and Add Outdoor Storage, Vehicles.
- Section 5-1400, Buffering and Screening: Insert a new Table 5-1414(B) "Required Plantings per 100 Lineal Feet of Property Line" to set forth the requirements for front, rear and side yards for Canopy, Understory, Shrubs, Evergreens, and other (fence or berm) and Amend the current columnar listing of such requirements; *ZORC recommends deleting the current columnar listing which also sets forth minimum yard widths*; Revise the list of preferred species.
- Section 5-1504, Light and Glare Standards: Under General Requirements, exempt "lighting at publicly owned facilities used for athletic competition" from the light and glare requirements; Planning Commission recommends specific light and glare standards for such publicly owned facilities, including permitting no greater illumination than 10 foot candles; Add SPEX provision for lighting that does not comply with standards.

- Section 5-1508, Steep Slope Standards: Under Steep Slope Standards, revise the Single Family Dwelling Exemption to exempt only a single residential use on lot existing June 16, 1993; Add water lines and sanitary sewer lines to Permitted Use list with Development Standards in Very Steep Slopes; Add new sub-section establishing additional review procedures and development criteria to require land disturbing activities to avoid steep slopes to the greatest extent possible; *ZORC recommends adding public drinking water supply systems and/or sanitary sewer collection systems and related facilities to the permitted use list in Very Steep Slope Areas and excepting the development of Municipal drinking water supplies from development standards.*

Article 6:

- Section 6-403, Submission Requirements: Amend provisions for Disclosure of Real Parties in Interest to coincide with Virginia Code.
- Section 6-406, Full Disclosure of Development Plans: Add requirement to provide copy of “proposed” subdivision plat and copy of portion of Countywide Transportation Plan map for vicinity of the new home; Delete option for required documents to be at an office in immediate vicinity.
- Section 6-700, Site Plan Review: Exclude from site plan requirement (a) non-residential permitted uses within the “agriculture support and services related to agriculture, horticulture, and animal husbandry” use category of the AR-1 and AR-2 Districts that do not involve access by the public, and (b) all agricultural, horticulture, and animal husbandry permitted uses.
- Sections 6-200, Board of Zoning Appeals and Section 6-1600, Variances: Add provisions for BZA to approve Special Exception for Error in location of structures within Very Steep Slopes.
- Section 6-1700, Appeals: Amend provision for Appeals to BZA to coincide with Virginia Code.

Article 7:

- Section 7-102, Applicability: Amend threshold density to 1 unit per 40,000 sq. ft. and exempt land zoned R-1, CR-1, TR-1, and JLMA-1.
- Section 7-800, R-8 Single Family Residential District: Under Yards, Single Family Attached, amend side yard provision to “no requirement on common walls”, and decrease rear yard, with no requirement on common walls.
- Section 7-800, R-8 Single Family Residential District: Under Lot Coverage, amend the maximum to various maximums according to dwelling type.
- Section 7-900, R-16 Townhouse/Multi-family District: Under Yards, Single Family Attached: amend side yard provision to “no requirement on common walls”, and decrease rear yard, with no requirement on common walls.
- Section 7-900, R-16 Townhouse/Multi-family District: Under Lot Coverage, amend the maximum to various maximums according to dwelling type.

Article 8:

Adding, Amending, Deleting, or otherwise Revising the following definitions:

- Church, synagogue, temple or mosque.
- Conservancy Lot.
- Dormitory, seasonal labor.
- Heavy Equipment and Specialty Vehicle Sales and Accessory Service.
- Farm Market.
- Impervious Surface.
- Interactive Science & Technology Center.
- Landfill Water Service District.
- Landfill, Sanitary.
- Lot Coverage.
- Material Recovery Facility (MRF).
- Model home.
- Moderately Steep Slope Area.
- Outdoor Storage, Accessory.
- Outdoor Storage, Vehicles.
- Recreation Establishment, Indoor.
- Recreation Establishment, Outdoor.
- Recreation Space, Active.
- Religious Assembly.
- Research and Development Use.
- Road.
- School (elementary, middle and high).
- Setback (for Section 5-600).
- Setback.
- Shopping Center.
- Sign.
- Sign, Area of.
- Solid Waste.
- Solid Waste Container.
- Solid Waste Incinerator.
- Solid Waste Management Facility (SWMF).
- Solid Waste Vehicle.
- Tenant Dwelling.
- Testing Station.
- Training Facility.
- Vegetative Waste Management Facility.
- Very Steep Slope Area.
- Yard Waste Composting Facility.

REVISED GENERAL PLAN POLICIES	PD-IP DISTRICT USES	ZORC POLICY OBJECTIVES
<ul style="list-style-type: none"> • Economic Development Policy 9: Continued growth and expansion of Dulles; land uses consistent with that expansion • Keynote Employment Center Policies: <ul style="list-style-type: none"> ◦ High visibility along major corridors; heavily landscaped with tree-lined boulevards ◦ Large scale regional office; high visual quality; high trip generating uses, single-use; supportive ancillary services ◦ 300-foot setback from Route 7 with green buffering, preferably native vegetation ◦ Located along prominent County corridors and intended to be the location of premier office sites for high visibility ◦ Land Use Mix of 70-85% Regional Office ◦ Structured parking encouraged 	<p><i>Uses supporting RGP Policy</i></p> <ul style="list-style-type: none"> • Distribution facility • Flex industrial • Manufacturing • Research and development • Wholesale trade <p><i>Uses not supporting RGP Policy</i></p> <ul style="list-style-type: none"> • Adult/child day care center • Day camp • Office* • Religious institutions • Public/private school • Indoor/outdoor recreation • Training facility <p>*Performance measures are recommended should office be recommended as a by-right use in PD-IP</p>	<ul style="list-style-type: none"> • Position the Zoning Ordinance to be more business friendly • Increase the County's ability to market commercial properties • Align uses permitted in the PD-OP, PD-RDP and PD-IP districts

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